



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
MIDDLETOWN CONNECTICUT
MAY 13, 2020**

- ***Go to <https://webex.com> and joining the meeting using the appropriate meeting number and password***
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- ***Via telephone at 1-408-418-9388 and the appropriate access code Meeting Number/Access Code: 356386913***
- ***Event Password: Planning***

1. Roll Taking

Present: Commissioner Steven Devoto
Commissioner Nicholas Fazzino
Commissioner Richard Pelletier
Commissioner Tom Pattavina
Commissioner Catherine Johnson
Commissioner Marcus Fazzino
Commissioner Kellin Atherton
Commissioner Shanay Fulton
Commissioner James O'Connell (seated for Commissioner Brown)

Absent: Commissioner Tyrell Brown

Staff: Marek Kozikowski, City Planner

2. Items removed from the agenda and why

None

3. Public comment on items on agenda which are not currently scheduled for a public hearing

None

4. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)

None

5. Public Hearings (when scheduled)

1. Proposed final re-subdivision creating 12 building lots and 35 acres of open space from a 45 ac property located at (10-0028) Ridgewood Road in the R-15 zone. Applicant/agent Bob Wiedenman, Sunwood Development. S2020-2

Bob Weidenmann, Jr. gave a brief overview of the project. Visual screens of the plans came into view. It is located on Ridgewood Road and Mile Lane. The lots are mostly ½ acre in size although there are some larger lots. He responded to all the departmental comments. He will be asking the Commission that the sidewalk requirement be removed.

From the public:

- Adam Zerbicki of 70 Talia's Trail read a statement on behalf of the residents of Talia's Trail. He spoke in support of the project and does not think the new developers should be penalized because Coccomo Brothers have not fulfilled their obligations to finish their development in a timely manner resulting in Talia's Trail is still a private road and has not been given to the City yet.

Commissioner Devoto questioned about the drainage. He said that a note was put on the subdivision per the city planner, that there is a record that some of the uphill lots have a right to drain over to the lower lots. That is a normal practice. Any property that has a natural flow has the right to drain from one lot to another. He also explained that he was asking for a waiver for sidewalks. Commissioner Johnson questioned the requirements was that no fertilizers would be used. She asked if that will be on the contract for the new owners. Bob Weidenmann said that most people are aware of the environment but he is concerned about the enforcement of this requirement.

The Commission continued questioning the applicant.

Commissioner Nick Fazzino moves to close the public hearing. Commissioner Pelletier seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 7 affirmative votes.

Commissioner Nick Fazzino moves to approve the final re-subdivision creating 12 building lots and 35 acres of open space from a 45 ac property located at (10-0028) Ridgewood Road in the R-15 zone. Motion was seconded by Commissioner Pelletier. Upon a discussion of conditions, the motion was withdrawn.

Commissioner Nick Fazzino moves to approve the final resubmission. Commissioner O'Connell seconds the motion.

Commissioner Johnson moves to amend the original motion to require sidewalks on Mile Lane. Commissioner O'Connell seconds the motion. Seeing no further discussion the chair calls for the vote for the amendment of sidewalks. The chair states the matter passes unanimously with 7 affirmative votes.

The chair asks for a motion to remove lots 20-22 from the approval. Commissioner Pelletier moves. Commissioner Devoto will vote in the affirmative because they cannot approve something that doesn't contact a public street (Talia's Trail). The chair calls for the vote to add an

amendment removing Lots 20-22. The chair states the matter passes unanimously with 7 affirmative votes.

Commissioner Johnson moves to add amendment to add street trees on Ridgewood Road. Commission Marcus Fazzino seconds that motion. The chair calls for the vote to add an amendment to add street trees to Ridgewood Road. The chair states the matter passes unanimously with 7 affirmative votes.

Commissioner O'Connell moves for an amendment bring in Mile Lane with the conformance of the 50 ft. requirement of trees. Commissioner Johnson seconds that motion. The chair calls for the vote. The chair states the matter passes unanimously with 7 affirmative votes.

Commissioner Pelletier moves to the open space parcel to be acquired by the City and the border be marked in a manner agreeable to Staff. Commissioner O'Connell seconded that motions. The chair calls for the vote. The chair states the matter passes unanimously with 6 affirmative votes and one abstention (Johnson).

Commissioner Johnson moves to for the re-subdivision map to include notes related to drainage, swales and pesticides and other staff comments related to bonding and site plan review be each lot be conditions of approval. Commissioner Pelletier seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 7 affirmative votes.

The Chair calls for a vote on the motion to approve the motion to approve as amended. The chair states the matter passes unanimously with 7 affirmative votes.

7. Old Business

1. Discussion regarding the satisfaction of the condition of approval of Site Plan SPR #2020-02 for a sidewalk along Plaza Drive at 804 Washington Street.

Kozikowski showed the Commission revised plans submitted to address the conditions of approval seeking guidance from the commission that the sidewalk plan is consistent with the intent of the condition. The Commission stressed the importance that pedestrian crossing is made as safe as possible.

8. New Business

None

9. Public comment on topics which are not or have not been the subject of a public hearing

None

10. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs

1. Minutes of the April 22nd Meeting

Commissioner Pattavina moved to approve the minutes with minor corrections. Commissioner O'Connell seconded the motion. The chair states the matter passes unanimously with 7 affirmative votes.

2. Other Commission Affairs
None

a. River-Cog Report
Commissioner Atherton provided a report.

3. Staff Reports

Kozikowski described the new Executive Order related that addresses Outdoor Dining. The Commission expressed support for local restaurants and the ability to service outdoors in a safe manner and make public spaces available wherever possible for business during this time. The Commission asked staff to send a letter to the Mayor on behalf of the Commission to this end.

11. Adjournment

ATTEST:
Respectfully submitted,

Marek Kozikowski, AICP
City Planner

LINDA S.K. REED,
COMMON COUNCIL CLERK